

CHAPTER 7

HOUSING

The continuation of Barrington's traditional role of a predominantly residential Village is important. It is a natural role because of accessibility, employment opportunities and daily services of all kinds, as well as its continued potential for balancing the tax base of the community in which it serves as a focal point.

The age characteristics and cost of housing are more diverse in Barrington than in adjacent suburbs. Since 1970 the statistical profile of Barrington households is typified by the following: a reduction in the average number of persons per household; a decreasing percentage of rental units; and increasing housing costs.

Eight specific housing objectives are adopted:

1. Existing neighborhoods should be enhanced and protected from the encroachment of incompatible non-residential activities with appropriate buffers from both new non-residential development and improved existing non-residential development, so as to achieve maximum balance derived from the existing range of living environments and housing types.
2. Existing housing should be preserved wherever possible; "teardowns" (removal and replacement) are strongly discouraged, but if necessary to be done in appropriate styles, character and scale with surrounding neighborhoods.
3. Actions should be taken to assess the demand for, and to provide special housing types that are responsive to the needs of all groups of citizens particularly the elderly, singles newly married couples, and families of moderate income. Special programs, such as Public Housing Programs, Section 8 Programs, Home Owner Assistance Programs, and Rehabilitation Programs, exist for low-income families who are hindered by circumstances beyond their own control, (e.g., catastrophic illness, death, divorce), especially those who are indigenous to the Barrington area. Continued cooperation with the Lake County Housing Authority and additional efforts with other non-profit sponsors is encouraged so as to provide some scattered-site, unobtrusive housing for these persons. The Village of Barrington shall support Intergovernmental Shared Senior Housing Programs which coordinate living arrangements for two or more unrelated persons residing together, each having private space and sharing common areas.
4. In-fill housing development opportunities should target the aging population.
5. In areas, which can be provided with effective municipal sewer and water utilities, undeveloped single-family residential areas to be annexed should not be more than approximately 2.1 units per acre (excluding rights-of-way and detention areas). Developments should be encouraged to preserve open space and reduce infrastructure impacts. Where appropriate, the "cluster" technique could be used to accomplish this. However, the "cluster" design should not become the standard for all residential developments.
6. Increasing local employment opportunities have created jobs for persons who cannot find affordable housing in the area. This creates a hardship for the worker households and contributes to the problems of traffic congestion and pollution. New multiple-family residential areas should be developed within low-scale buildings (preferably townhouses), at medium densities of 4.5 to 7.0 units per acre (excluding rights-of-way and detention areas), with common open space, regardless of the overall size of the development. Housing opportunities above retail uses in the Village Center could be a viable option and should be developed at a density not to exceed twelve (12) dwelling units per acre.

7. The character of historic neighborhoods should be protected through the enactment of Village Historic Preservation Ordinances and regulation related there to.
8. A Village wide maintenance program should be encouraged in order to ensure compliance with the Village maintenance codes.

Projected population increases related to future housing development, as outlined in the Special Planning Area Chapter to follow, are summarized in Table 2. Special Planning Areas - Population Projections.